



# Buffy Tillitt and Associates

Real Estate  
Modular Homes  
Appraisals  
(217) 323-2100

Jct. 67 & 100 – 10060 US HWY 67  
Beardstown, IL 62618

5 ACRES IN BLACK OAK AREA INCLUDES 1 ½ STORY HOME.  
NICE FRONT PASTURE, 4 ACRES WOODED NOT FAR FROM HOUSE.

ENTRY: Beige carpet, light paneling.  
LIVING ROOM: Brick wood burning fireplace.  
Light beige carpet, light paneling.  
COUNTRY KITCHEN: Light paneling, level loop carpeting. Wood cabinets, newer windows. Nice size room.  
MASTER BEDROOM: Large closet, paneling, beige carpet.  
BATHROOM: Large oak vanity, shower only. Washer and dryer are also in the bathroom Level loop carpet.

UPSTAIRS:  
BEDROOM: Vinyl flooring, painted walls.  
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Storage area in attic.  
Dry basement houses water pump, sand point – 100 Amp electric service. Also storage area.

A must see!!



**\$73,500** 3/22/08 ~~\$80,000~~ 10/25/07

COLLINS	4341 W HAGNER RD		RURAL	6	3	1	Beardstown	<del>\$85,000</del>
LISTING NO.	ADDRESS		TYPE PROPERTY	RM	BR	BATH	LOCATION	PRICE
Construction	1 ½ story	<input checked="" type="checkbox"/>	W-W Carpet	<input checked="" type="checkbox"/>	Storm Doors	Approx sq '		Other
Age-	75+	<input checked="" type="checkbox"/>	Draperies		Storm Win.	Hall		Code 240
Fuel Bill			Ven. Blinds	<input checked="" type="checkbox"/>	Screens	LivingRm	17x13	
Possession	Negotiable		Disposal		Awnings	Dining Rm.		
Zoning			Dishwasher		TV Antenna	Kitchen	16.6x12.6	
Electrical			Refrigerator	<input checked="" type="checkbox"/>	Dry Wall	Family Rm.		
Lot Size	5 acres		Range		City Water	Bath		
Tax			Kitchen vent	<input checked="" type="checkbox"/>	Plaster Wall	Baths	12x11	
High School	BHS	C	Air cond	<input checked="" type="checkbox"/>	Gas/propane	Bedroom		Newer vinyl siding.
Grade School	Beardstown		Attic Fan		Storm Sewer	Bedroom	16x12	New windows and roof.
Type Heat	Gas forced air	<input checked="" type="checkbox"/>	Fireplace		Sanitary swr	Bedroom	12x11	Newer central air/furnace.
Type Windows	Thermopane	<input checked="" type="checkbox"/>	Insulation	<input checked="" type="checkbox"/>	Septic Tank	Bedroom	10x11	
Type Roofing	Asphalt	<input checked="" type="checkbox"/>	Schl-Bus		Curbs	Type Floors	Carpet/vinyl	
Water Heater	Gas		Paved Sreet		Sidewalks	No. Closets	Ample	
Well Depth	Sand point	<input checked="" type="checkbox"/>	Fenced Yard		Carport	Utility Rm.	In bath	
Water Soft.					Paved Drive	Garage	Detached	
						Basement	Dry block	

INFORMATION HEREIN BELIEVED TO BE ACCURATE BUT NOT WARRANTED